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AMENDMENTS TO LB 814

1 1. Strike the original sections and all amendments
2 thereto and insert the following new sections:

3 "Section 1. Section 90-303, Reissue Revised Statutes of
4 Nebraska, is amended to read:

5 90-303. (1) The maximum height of any buildings and
6 structures built after March 8, 1977, shall be restricted as
7 follows:

8 (a) The maximum height of buildings and structures shall
9 be forty-five feet or National Geodetic Survey elevation 1235.0
10 feet, whichever is lower, within an area bounded on the west by
11 Seventeenth Street, on the north by K Street, on the east by
12 ~~Capitol Parkway~~ a boundary formed by a line extending in a true
13 south direction as an extension of the east property line of
14 Twenty-fourth Street, and on the south by a boundary formed by a
15 line extending directly in a true east direction to ~~Capitol Parkway~~
16 the east property line of Twenty-fourth street from the centerpoint
17 of the intersection of Seventeenth and H Streets, all streets in
18 the city of Lincoln, Lancaster County, Nebraska;

19 (b) The maximum height of buildings and structures shall
20 be forty-five feet or National Geodetic Survey elevation 1235.0
21 feet, whichever is lower, within an area bounded on the west by
22 Fourteenth Street, on the north by G Street, on the east by
23 Sixteenth Street, and on the south by Washington Street, all
24 streets in the city of Lincoln, Lancaster County, Nebraska;

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1 (c) The maximum height of the buildings and structures
2 shall be fifty-seven feet or National Geodetic Survey elevation
3 1247.0 feet, whichever is lower, within an area bounded on the west
4 by Thirteenth Street, on the north by L Street, on the east by
5 Seventeenth Street, and on the south by G Street, all streets in
6 the city of Lincoln, Lancaster County, Nebraska;

7 (d) The maximum height of the buildings and structures
8 shall be fifty-seven feet or National Geodetic Survey elevation
9 1247.0 feet, whichever is lower, within an area bounded on the west
10 by Fourteenth Street, on the north by R S Street, on the east by
11 Sixteenth Street, and on the south by L Street, all streets in the
12 city of Lincoln, Lancaster County, Nebraska; and

13 (e) The maximum height of the buildings and structures
14 shall be fifty-seven feet or National Geodetic Survey elevation
15 1247.0 feet, whichever is lower, within an area bounded on the west
16 by Tenth Street, on the north by K Street, on the east by
17 Thirteenth Street, and on the south by H Street, all streets in the
18 city of Lincoln, Lancaster County, Nebraska.

19 (2) For the purposes of the Nebraska State Capitol
20 Environs Act, the ~~five~~ areas and the full width of the right-of-way
21 boundary streets described in ~~subsection~~ subsections (1) and (3) of
22 this section shall together constitute and be defined as the
23 Nebraska State Capitol Environs District.

24 (3) Design approval shall be required for all aboveground
25 utility, construction, and landscape improvements in the public
26 right-of-way bounded on the north and south by the property lines
27 of J Street, on the west by a boundary formed by a line extending

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1 in a true south direction as an extension of the east property line
2 of Twenty-fourth Street, and on the east by a line extending in a
3 true north direction as an extension of the east property line of
4 Thirty-fifty Street.

5 (4) The city of Lincoln shall insure, through its
6 inspection and permit procedures, that the maximum height
7 restrictions and design review process prescribed by this section
8 for the Nebraska State Capitol Environs District are enforced.

9 ~~(4)~~ (5) The height restrictions and design review process
10 required by this section shall apply, within the Nebraska State
11 Capitol Environs District, to all real estate in private or
12 quasi-public ownership and to real estate owned by the State of
13 Nebraska and local governmental units of all types.

14 ~~(5)~~ (6) The following appurtenances shall be exempt from
15 the height restrictions required by this section, but such
16 appurtenances shall not exceed twenty feet in height above the
17 maximum height permitted in subsection (1) of this section and
18 shall be set back a minimum of fifteen feet from all faces of a
19 building when such faces are adjacent to a street: Church spires,
20 cooling towers with approved screening, elevator bulkheads, fire
21 towers, monuments, stage towers or scenery lofts, ornamental
22 towers, and spires.

23 ~~(6)~~ (7) Nothing in the act shall be construed as limiting
24 the authority of the city of Lincoln to impose lower height
25 restrictions than those maximum height limits established by
26 subsection (1) of this section or in establishing lower height
27 restrictions for appurtenances than those required by subsection

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1 ~~(5)~~ (6) of this section.

2 ~~(7)~~ (8) The city of Lincoln shall review and approve or
3 disapprove plans and proposals for demolition, exterior alteration,
4 and construction of structures and other improvements in the
5 Nebraska State Capitol Environs District. The city of Lincoln
6 shall adopt regulations within its zoning code vesting
7 responsibility for review, approval, and disapproval of projects
8 with the Nebraska State Capitol Environs Commission established by
9 the city of Lincoln.

10 ~~(8)~~ (9) The regulations of the city of Lincoln for design
11 review in the Nebraska State Capitol Environs District shall
12 emphasize the long-term enhancement of the State Capitol's setting
13 and of enjoyment of the State Capitol by the citizens while
14 respecting the interests of property owners, including economic
15 interests and the desirability of predictable, expeditious review.

16 Sec. 2. Original section 90-303, Reissue Revised
17 Statutes of Nebraska, is repealed.".